



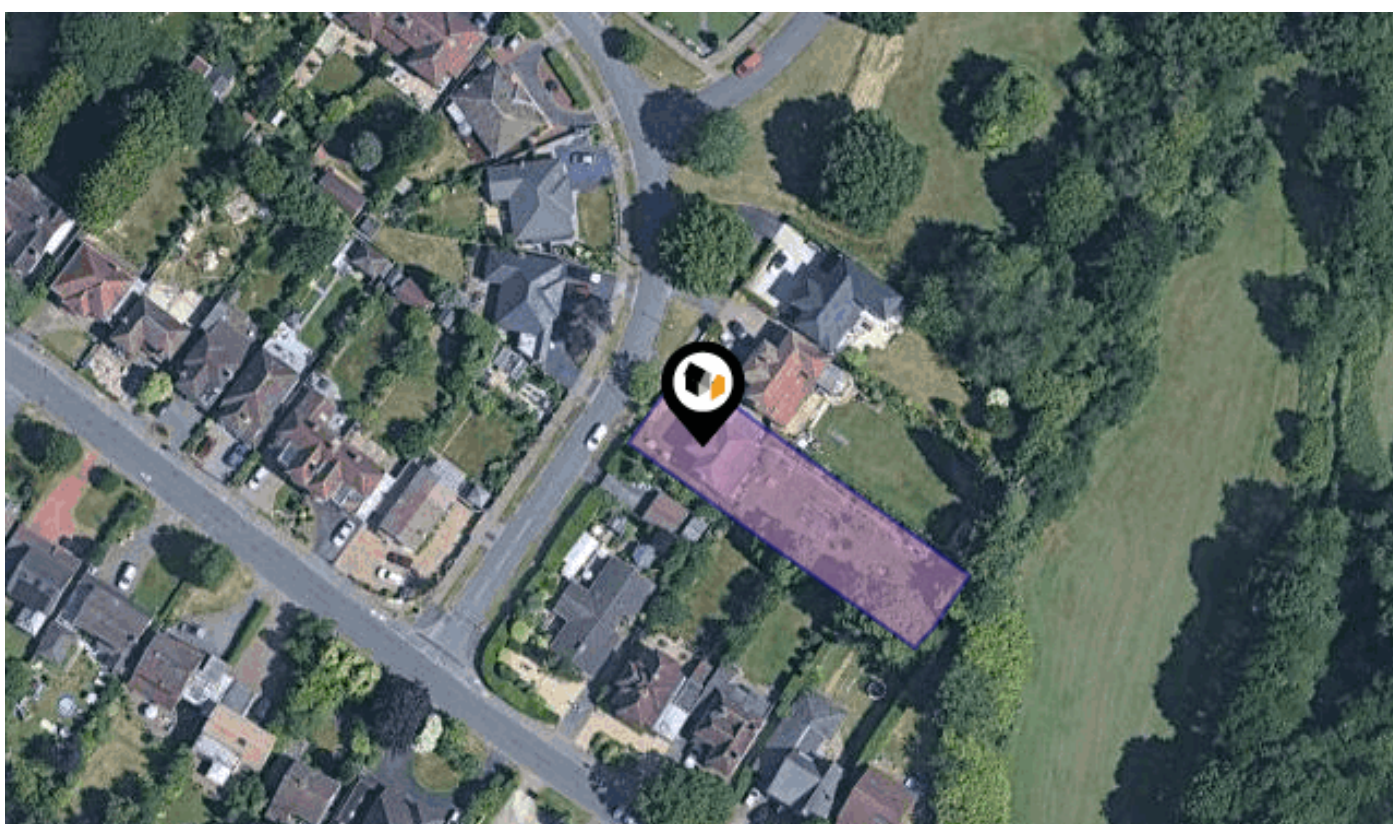
See More Online

Buyers & Interested Parties

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 16th September 2025



MERYNTON AVENUE, COVENTRY, CV4

OIRO : £575,000

Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG

0330 1180062

mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk



Introduction

Our Comments

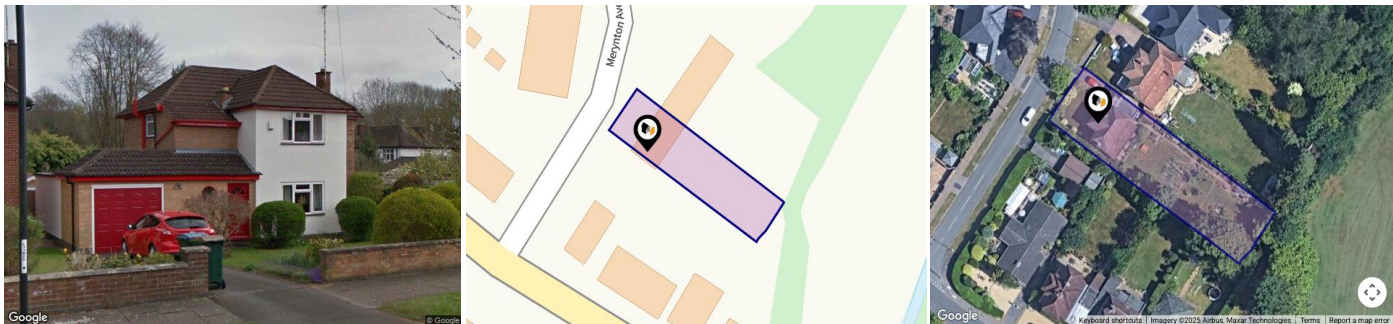


Dear Buyers & Interested Parties

Your property details in brief.....

An extended, three bedroom detached family home
Substantial South facing gardens with lawns & growing areas
Foregardens, driveway & generous garage
Downstairs cloakroom & modern 1st floor, 4 piece bathroom
Kitchen breakfast room & utility room
Extended dual aspect sitting room & separate dining room
Ideal South Coventry locale near University & A45
EPC Rating Ordered, NO CHAIN, TOTAL 1879 SQ.FT OR 174.5 SQ.M

These details do not form part of any legally binding contract or offer and are presented as an indicator of property key features. For all enquiries, questions, queries and concerns please contact us on sales@walmsleysthewaytomove.co.uk or 0330 1180 062



Property

Type:	Detached	OIRO:	£575,000
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,878 ft ² / 174 m ²		
Plot Area:	0.22 acres		
Council Tax :	Band F		
Annual Estimate:	£3,486		
Title Number:	WM370855		

Local Area

Local Authority:	Coventry
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Low

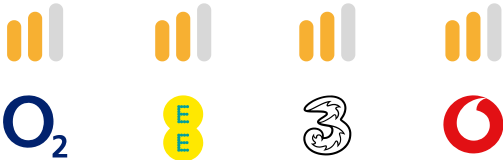
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

6	80	10000
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Market Sold in Street



25, Merynton Avenue, Coventry, CV4 7BL				
Last Sold Date:	26/04/2024			
Last Sold Price:	£415,000			
41, Merynton Avenue, Coventry, CV4 7BL				
Last Sold Date:	29/06/2021	03/11/2011		
Last Sold Price:	£475,000	£338,000		
55, Merynton Avenue, Coventry, CV4 7BL				
Last Sold Date:	14/02/2020	19/03/2010	17/03/2008	05/12/2003
Last Sold Price:	£615,000	£422,000	£422,000	£400,000
19, Merynton Avenue, Coventry, CV4 7BL				
Last Sold Date:	07/02/2020			
Last Sold Price:	£367,000			
15, Merynton Avenue, Coventry, CV4 7BL				
Last Sold Date:	04/11/2019			
Last Sold Price:	£345,000			
21, Merynton Avenue, Coventry, CV4 7BL				
Last Sold Date:	01/10/2019	08/07/2005		
Last Sold Price:	£435,000	£235,000		
9, Merynton Avenue, Coventry, CV4 7BL				
Last Sold Date:	07/02/2019			
Last Sold Price:	£410,000			
17, Merynton Avenue, Coventry, CV4 7BL				
Last Sold Date:	07/02/2019			
Last Sold Price:	£375,000			
43, Merynton Avenue, Coventry, CV4 7BL				
Last Sold Date:	16/07/2018	13/08/2007		
Last Sold Price:	£365,000	£275,000		
53, Merynton Avenue, Coventry, CV4 7BL				
Last Sold Date:	22/06/2018			
Last Sold Price:	£465,000			
47, Merynton Avenue, Coventry, CV4 7BL				
Last Sold Date:	22/05/2015			
Last Sold Price:	£340,000			
51, Merynton Avenue, Coventry, CV4 7BL				
Last Sold Date:	11/03/2014			
Last Sold Price:	£355,000			

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

33, Merynton Avenue, Coventry, CV4 7BL	
Last Sold Date:	03/10/2012
Last Sold Price:	£245,000
45, Merynton Avenue, Coventry, CV4 7BL	
Last Sold Date:	20/11/2009
Last Sold Price:	£210,000
39, Merynton Avenue, Coventry, CV4 7BL	
Last Sold Date:	20/07/2007
Last Sold Price:	£268,000
35, Merynton Avenue, Coventry, CV4 7BL	
Last Sold Date:	25/06/2004
Last Sold Price:	£222,000
49, Merynton Avenue, Coventry, CV4 7BL	
Last Sold Date:	28/11/2003
Last Sold Price:	£340,000
31, Merynton Avenue, Coventry, CV4 7BL	
Last Sold Date:	14/12/2000
Last Sold Price:	£140,000
11, Merynton Avenue, Coventry, CV4 7BL	
Last Sold Date:	14/07/1995
Last Sold Price:	£85,000

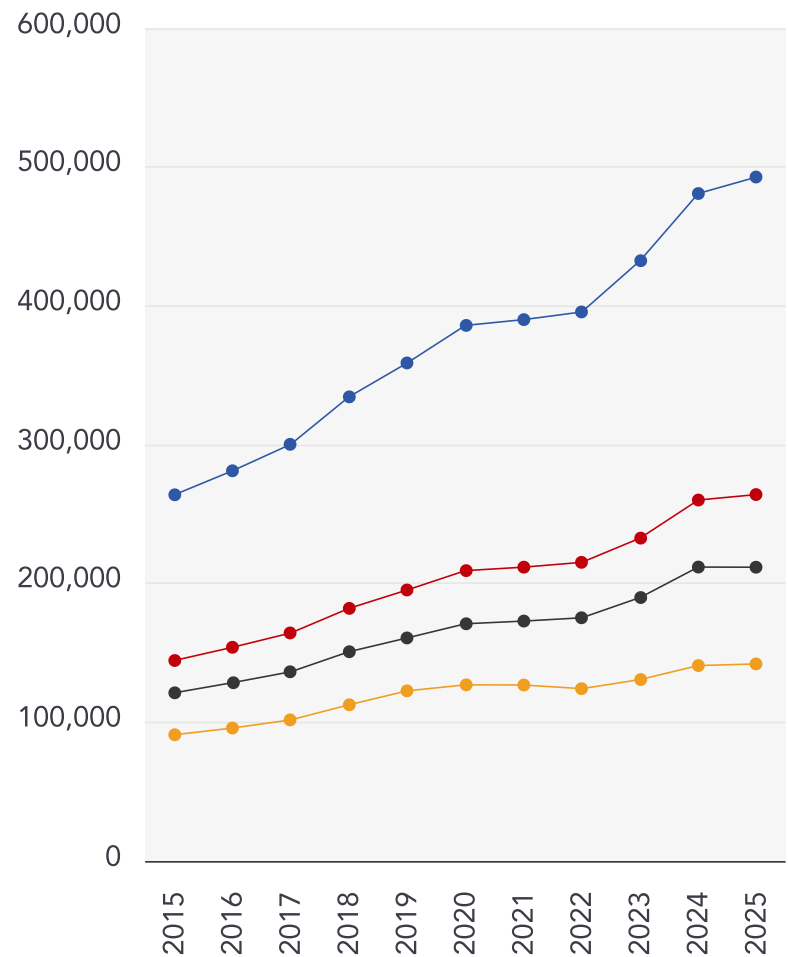
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in CV4



Detached

+86.77%

Semi-Detached

+82.76%

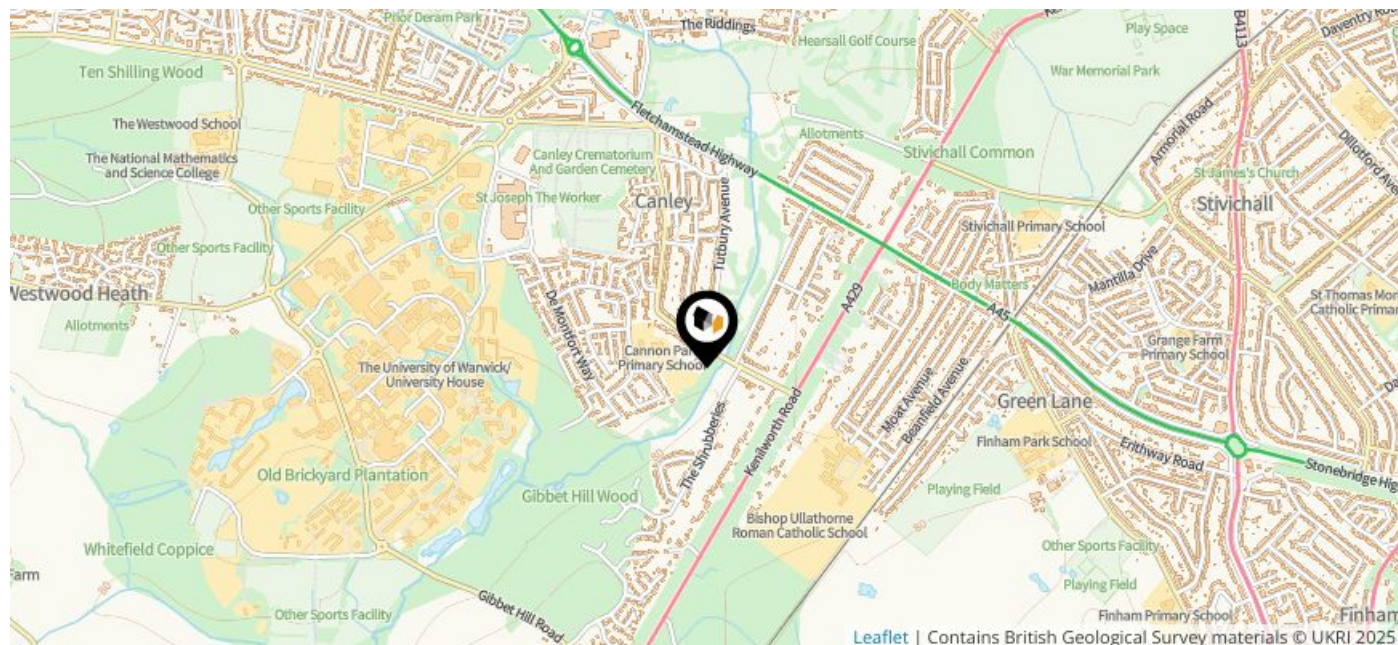
Terraced

+74.65%

Flat

+56.09%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

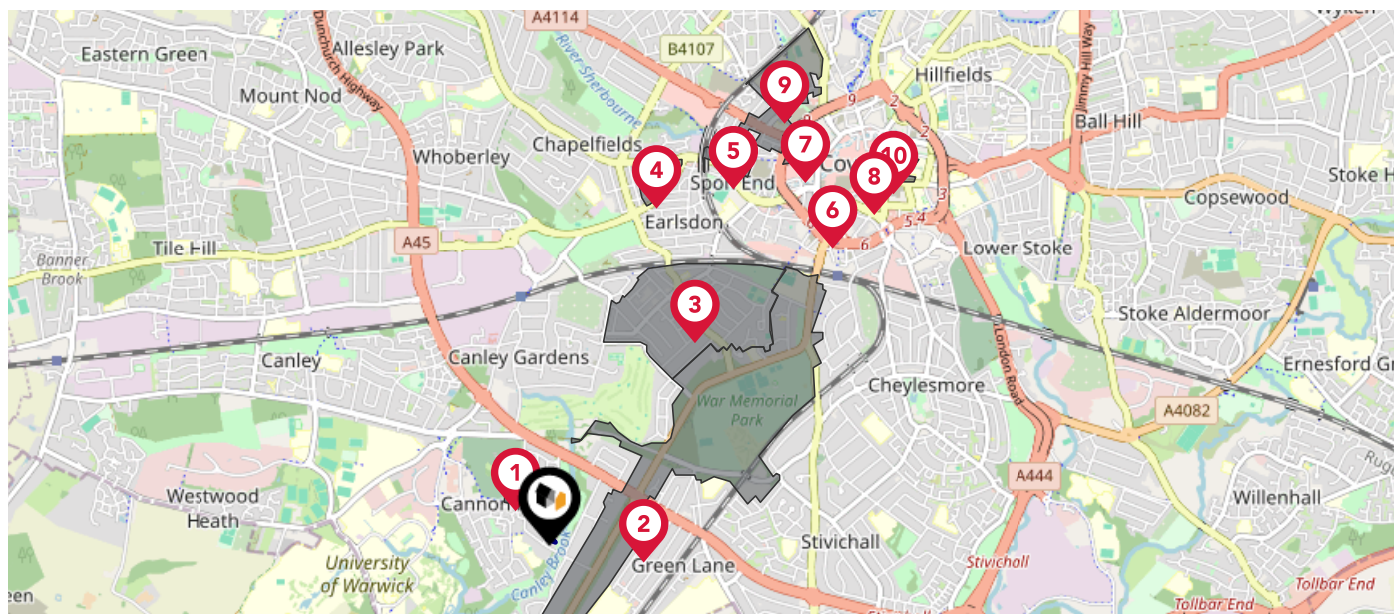
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

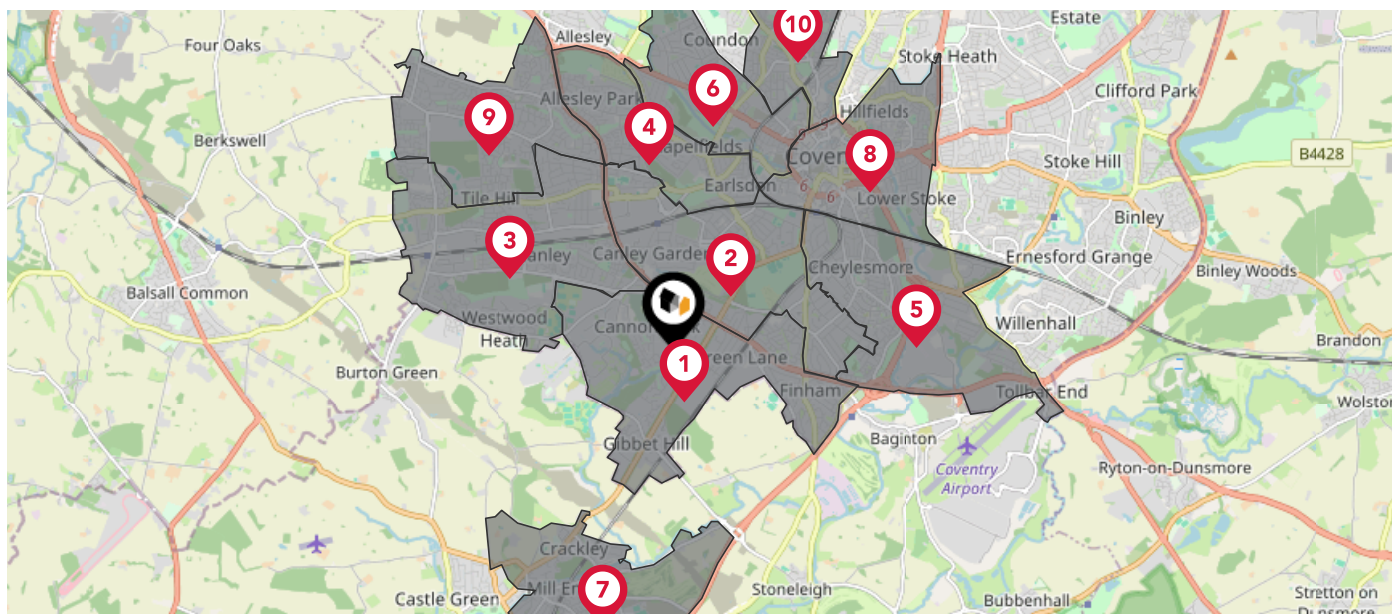
- | | |
|----|-------------------------------|
| 1 | Ivy Farm Lane (Canley Hamlet) |
| 2 | Kenilworth Road |
| 3 | Earlsdon |
| 4 | Chapelfields |
| 5 | Spon End |
| 6 | Greyfriars Green |
| 7 | Spon Street |
| 8 | High Street |
| 9 | Naul's Mill |
| 10 | Hill Top and Cathedral |

Maps

Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Wainbody Ward



Earlsdon Ward



Westwood Ward



Whoberley Ward



Cheylesmore Ward



Sherbourne Ward



Kenilworth Park Hill Ward



St. Michael's Ward

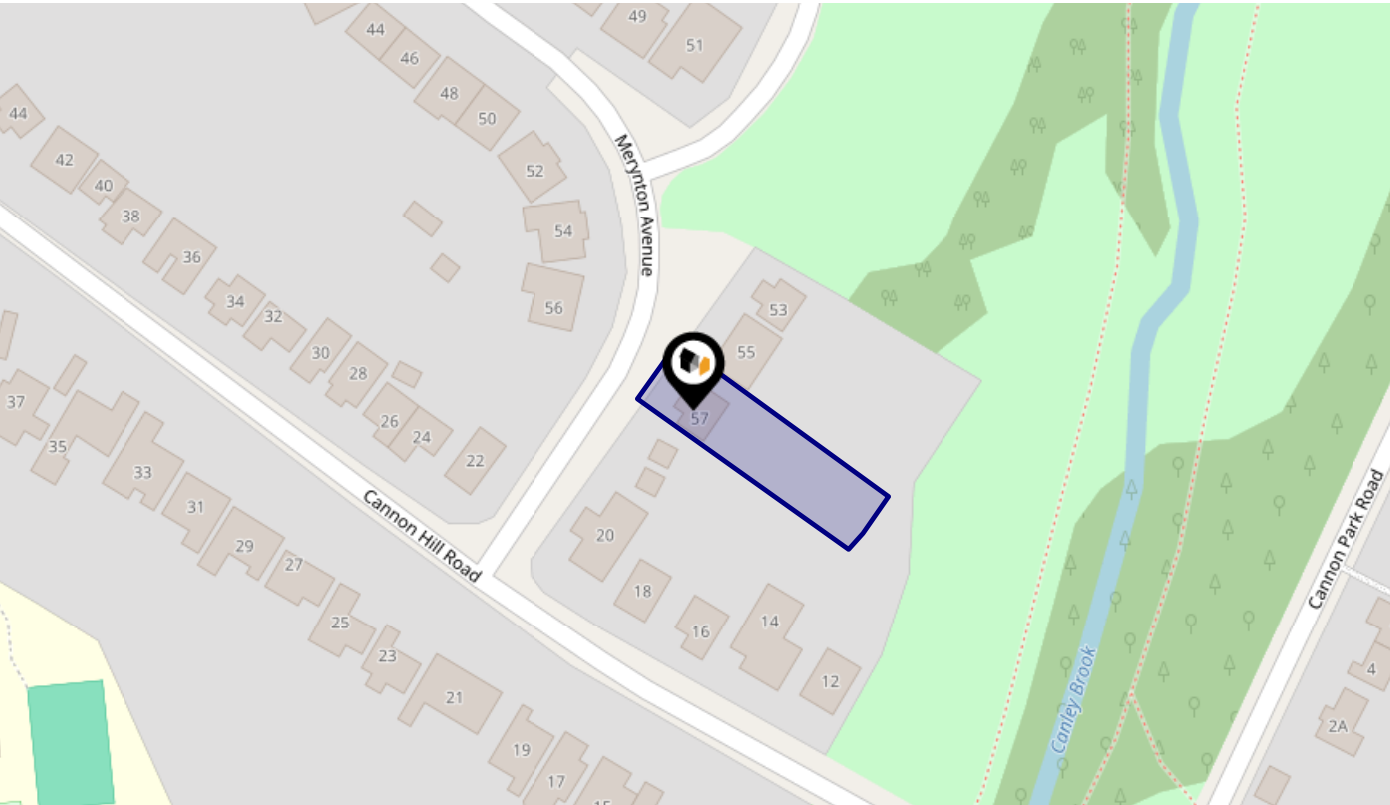


Woodlands Ward



Radford Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

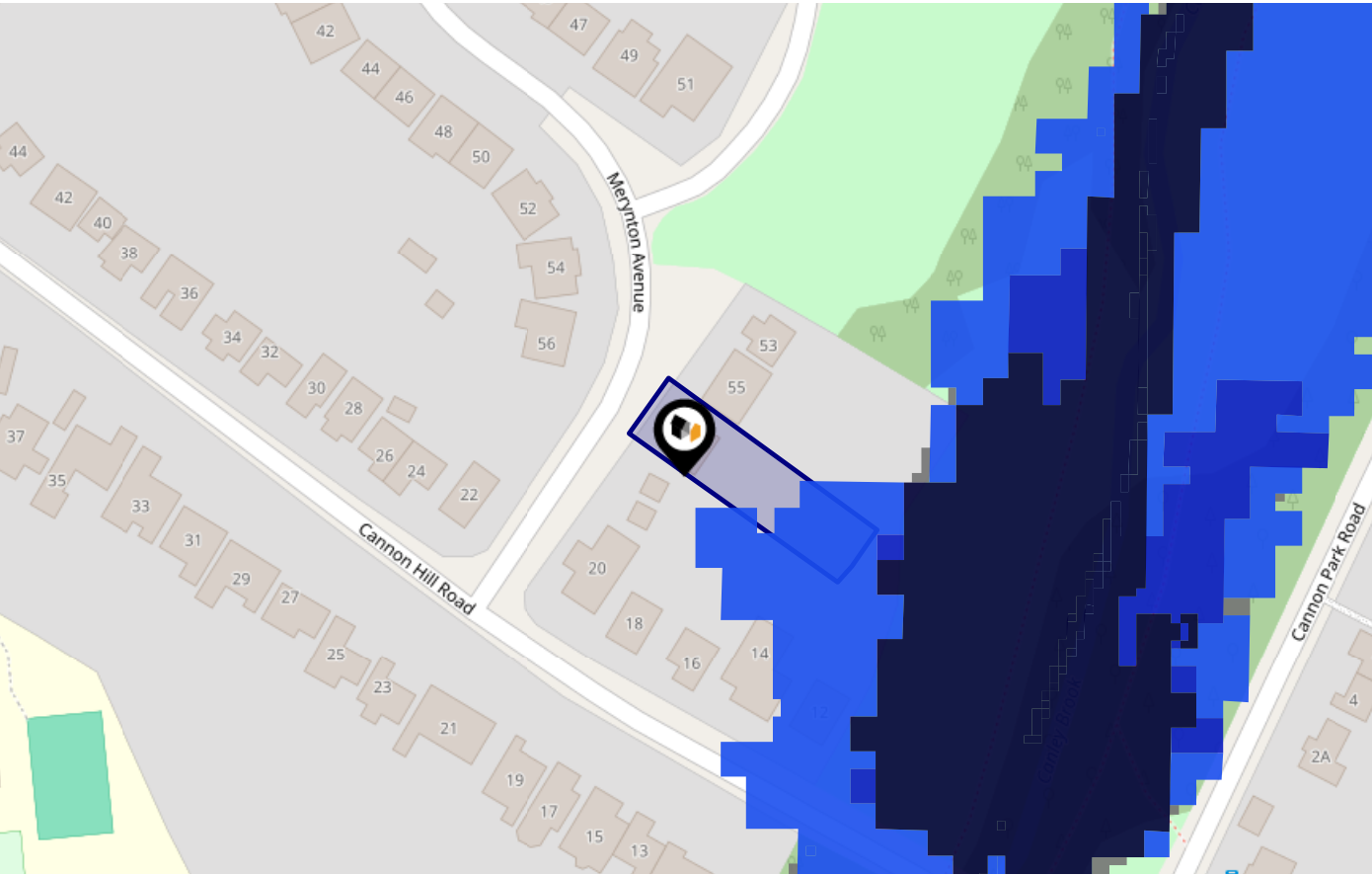
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

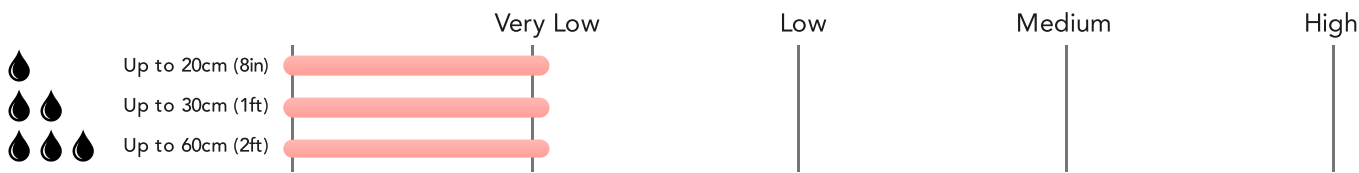


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

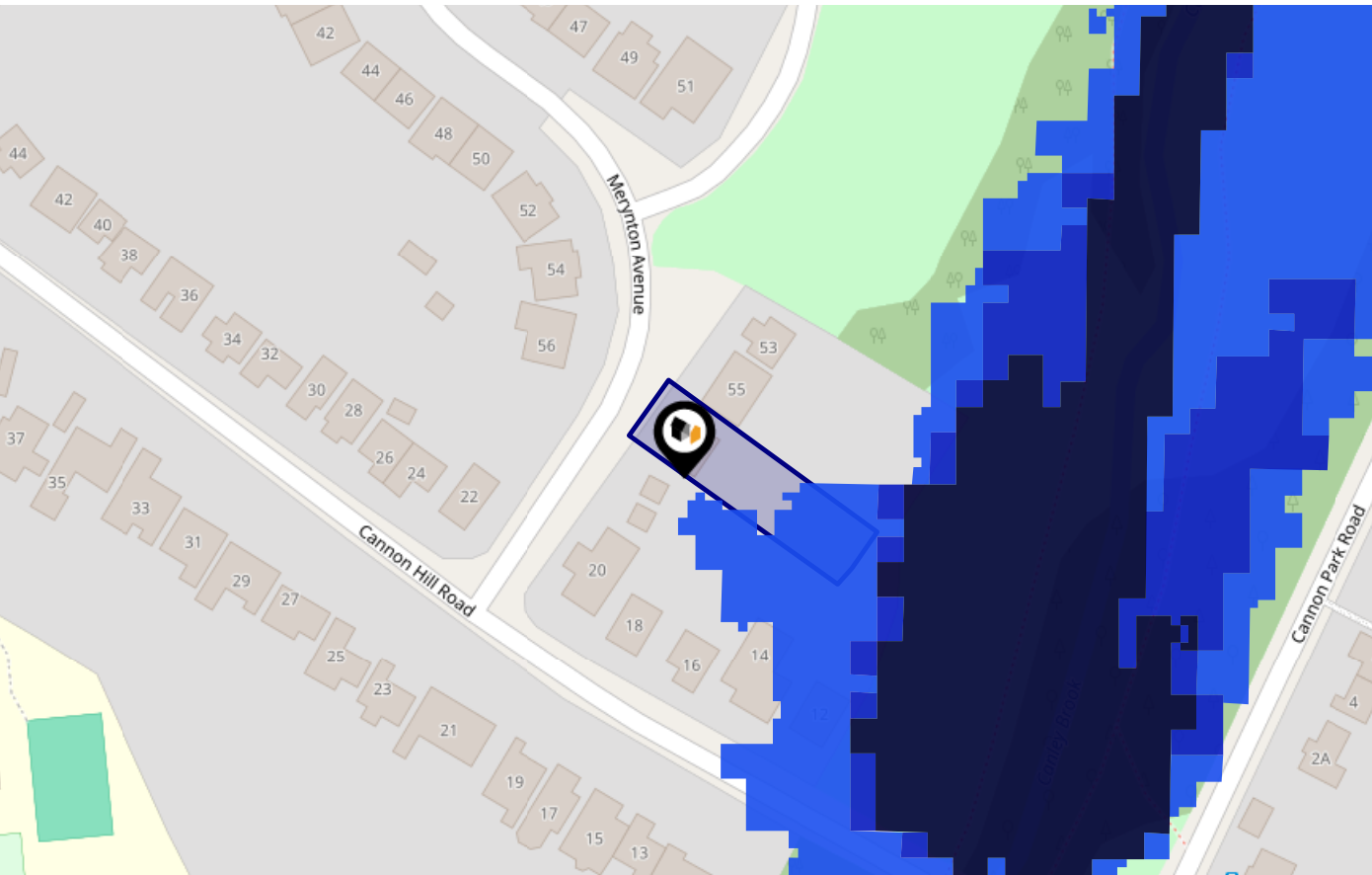
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

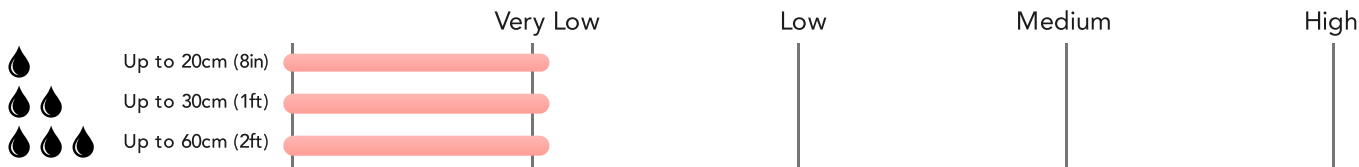


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

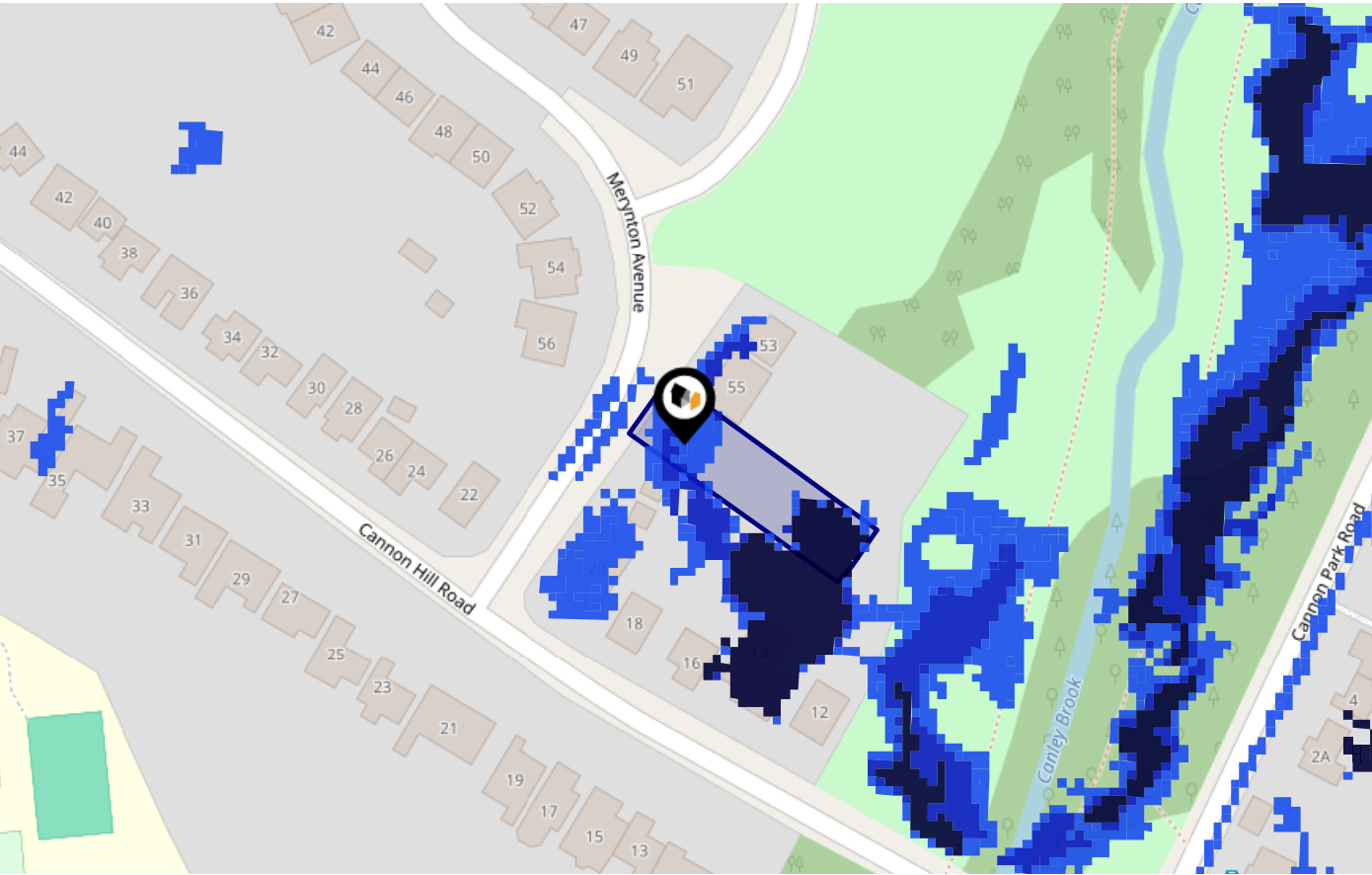
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

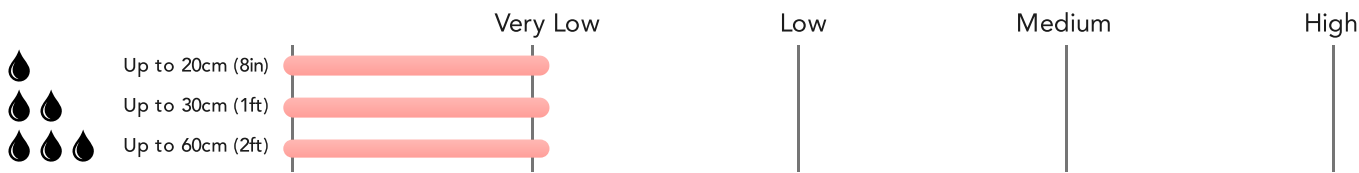


Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

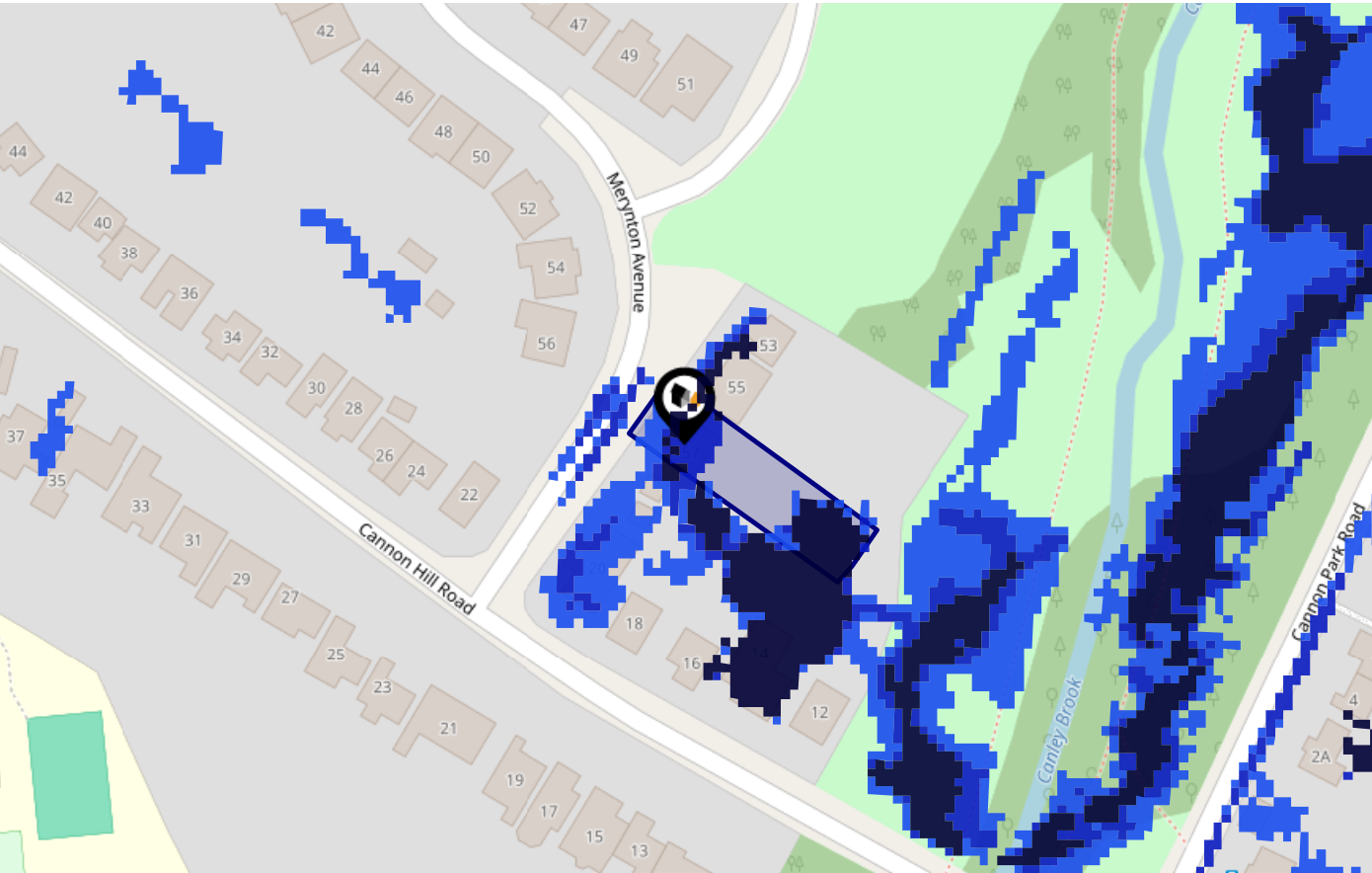
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Medium

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

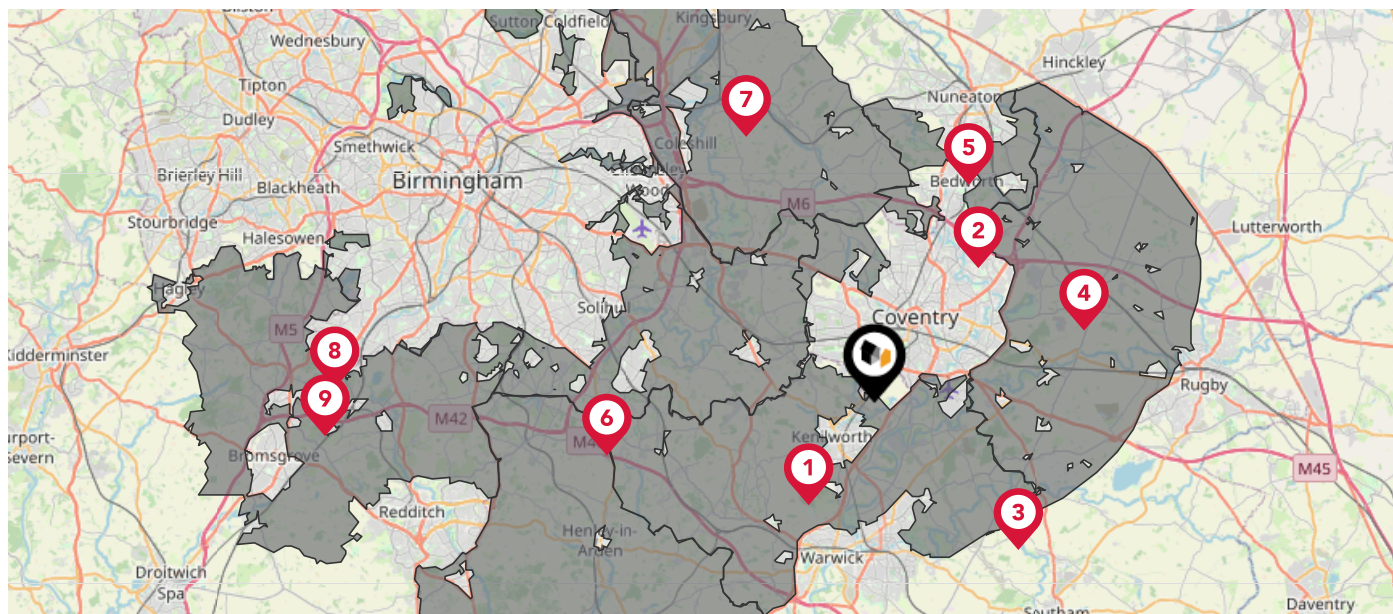


Maps

Green Belt



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

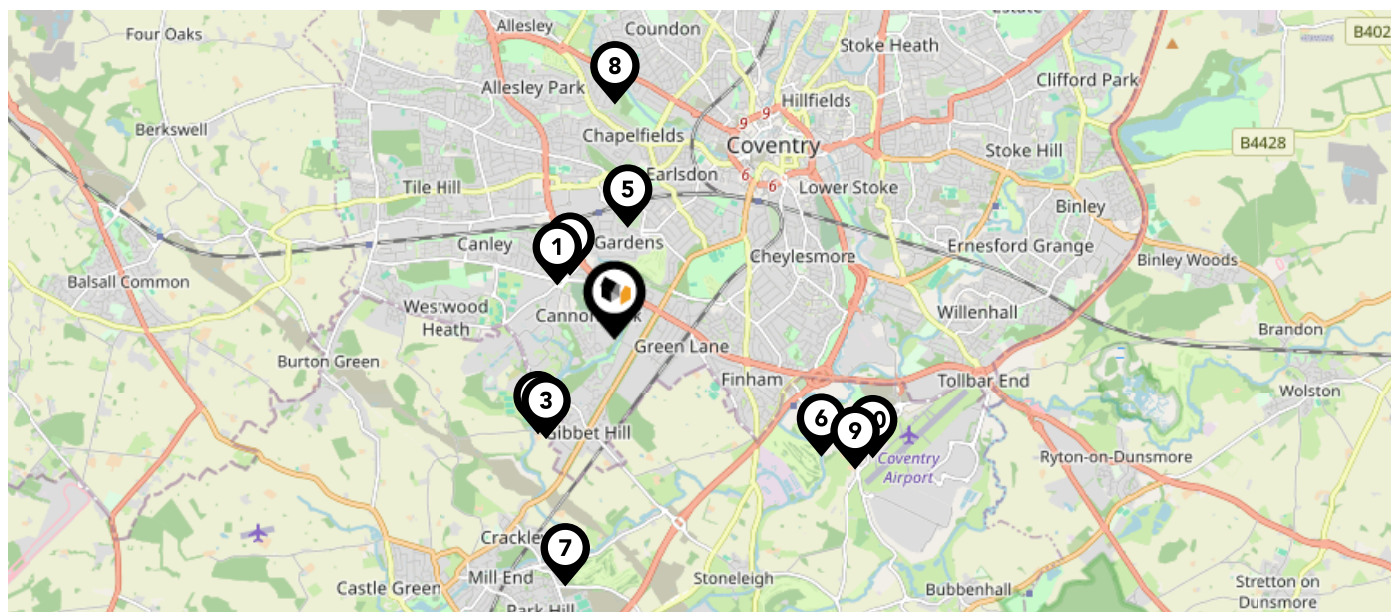
-  Birmingham Green Belt - Warwick
-  Birmingham Green Belt - Coventry
-  Birmingham Green Belt - Stratford-on-Avon
-  Birmingham Green Belt - Rugby
-  Birmingham Green Belt - Nuneaton and Bedworth
-  Birmingham Green Belt - Solihull
-  Birmingham Green Belt - North Warwickshire
-  Birmingham Green Belt - Birmingham
-  Birmingham Green Belt - Bromsgrove

Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

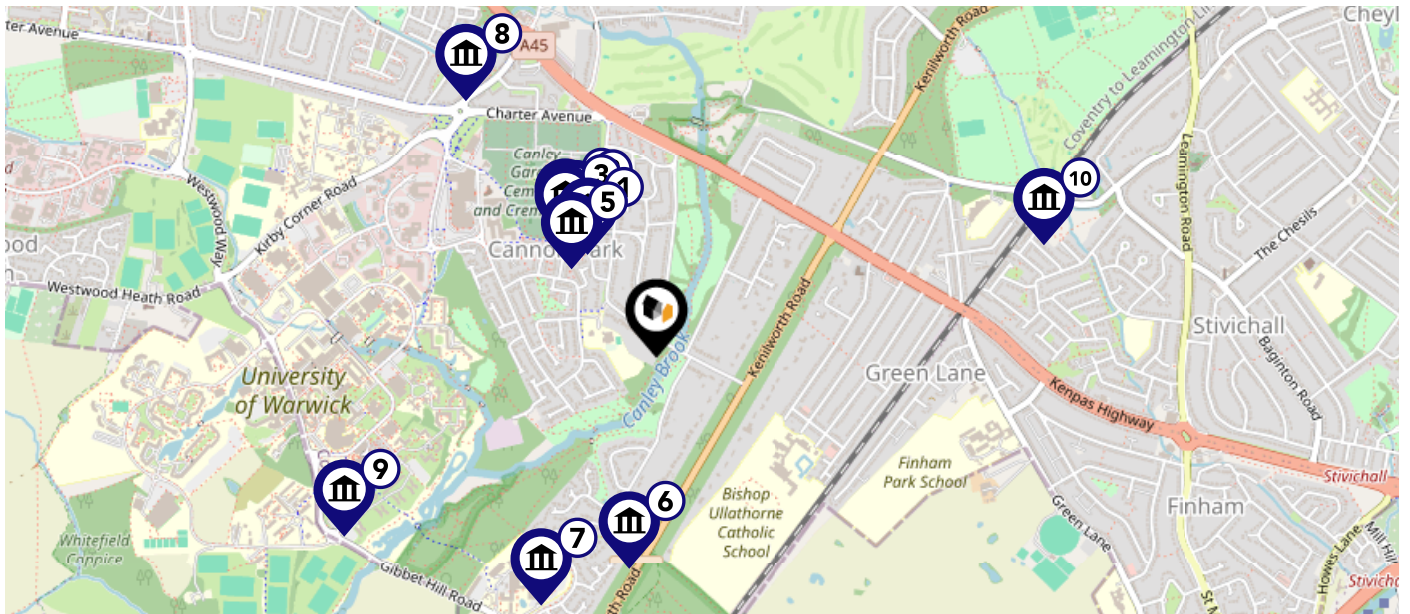
1	Prior Deram Park-Canley, Coventry	Historic Landfill	
2	Fletchampstead Highway-Canley, Coventry	Historic Landfill	
3	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
4	Cryfield Grange-Cryfield Grange Road, Gibbet Hill, Coventry, Warwickshire	Historic Landfill	
5	Hearsall Common-Whoberley, Coventry	Historic Landfill	
6	Hall Drive-Baginton	Historic Landfill	
7	The Old Sewerage Works, Off Dalehouse Lane, Kenilworth-Old Sewerage Works, Dalehouse Lane, Kenilworth, Warwickshire	Historic Landfill	
8	Holyhead Road-Coundon, Coventry	Historic Landfill	
9	Home Farm-Kimberley Road, Baginton, Coventry, Warwickshire	Historic Landfill	
10	Rowley Road-Baginton	Historic Landfill	

Maps

Listed Buildings

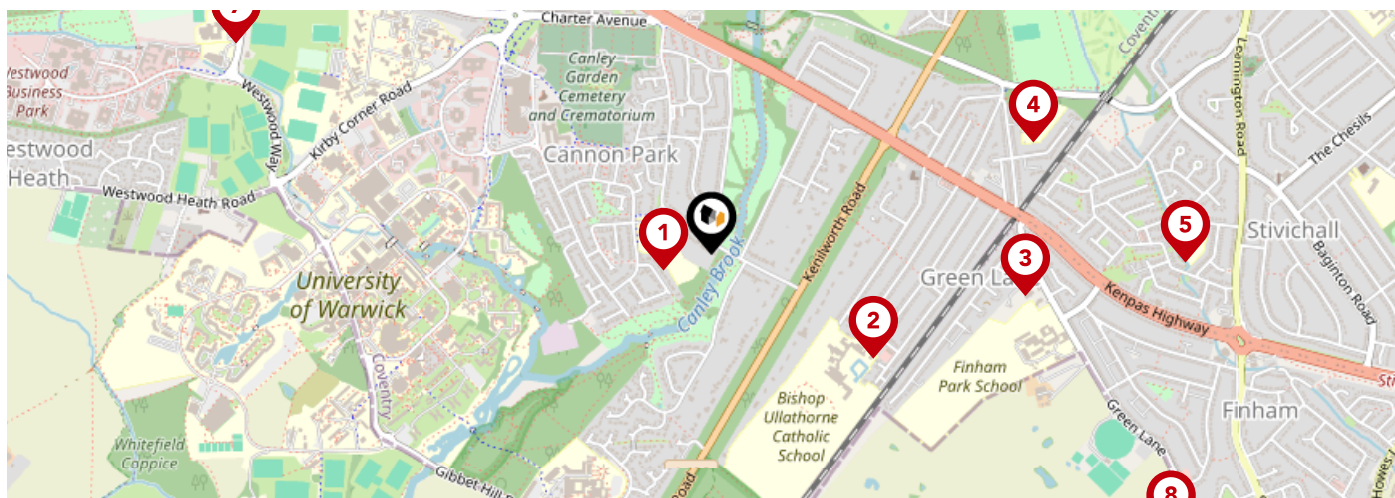


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

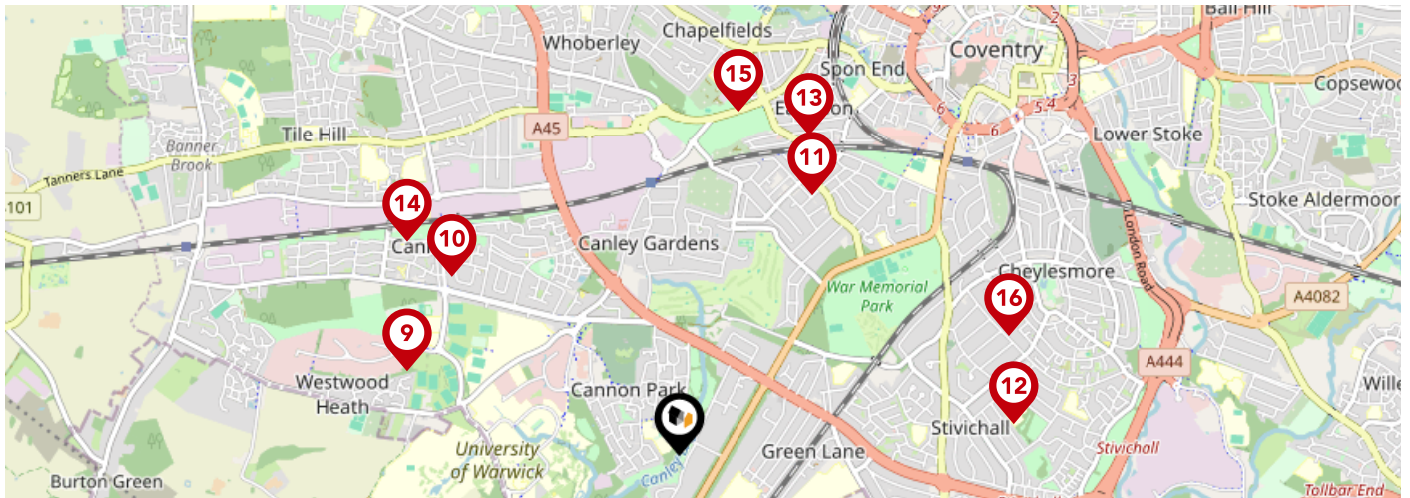


Listed Buildings in the local district	Grade	Distance
 1342914 - Canley Hall Farmhouse	Grade II	0.3 miles
 1076618 - Ivy Farmhouse	Grade II	0.3 miles
 1342915 - Stables At Ivy Farm	Grade II	0.3 miles
 1138979 - Barn At Ivy Farm	Grade II	0.3 miles
 1076619 - Canley Hall Farmhouses	Grade II	0.3 miles
 1391207 - House With Garage, Raised Terrace And Plant Boxes	Grade II	0.5 miles
 1392017 - Houses For Visiting Mathematicians Warwick University	Grade II	0.6 miles
 1076627 - The Moat House The Moat House And Barn	Grade II	0.7 miles
 1431460 - 3b Series 1 Sculpture	Grade II	0.8 miles
 1076608 - Bridge Cottage	Grade II	0.9 miles

Area Schools



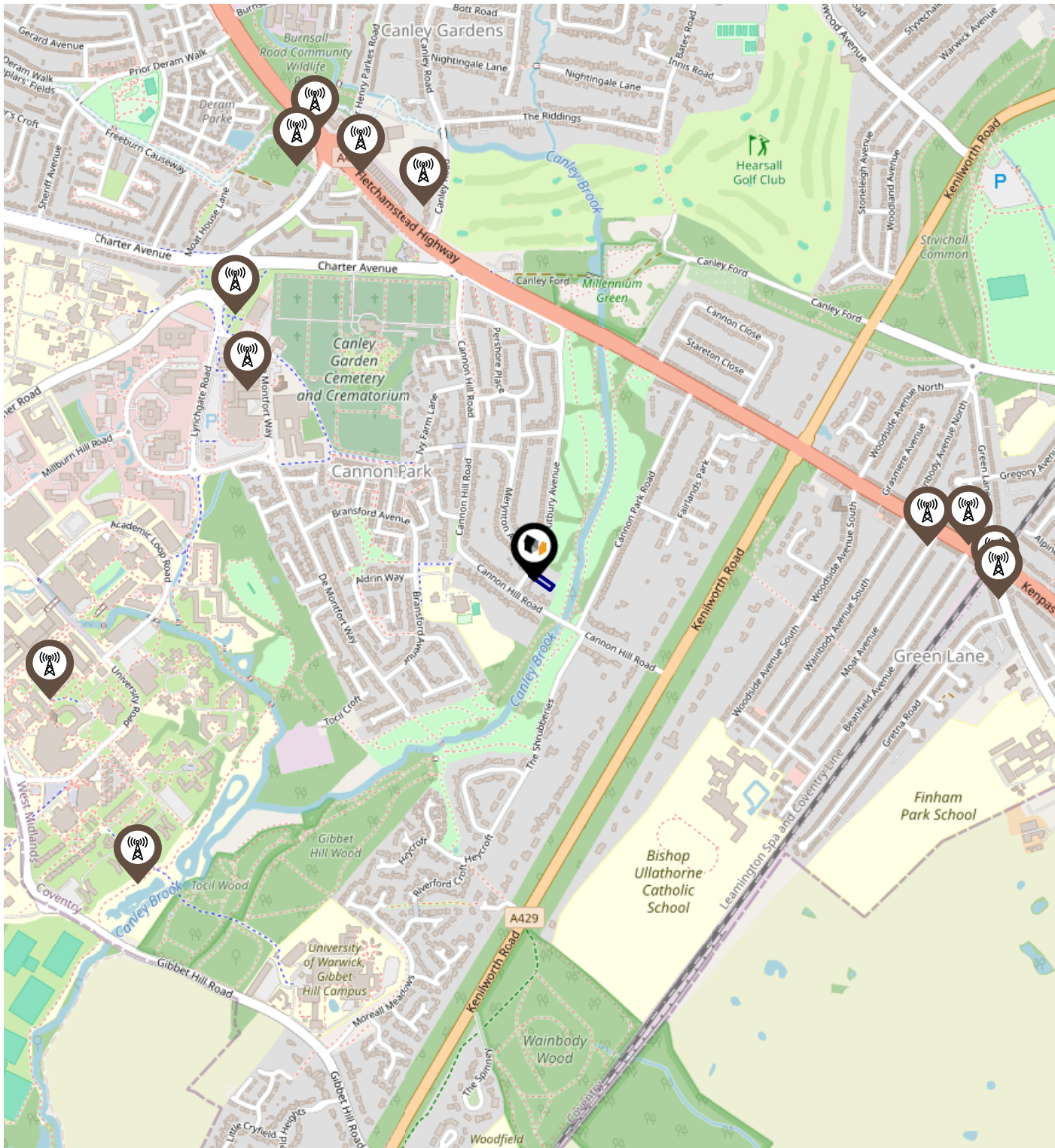
		Nursery	Primary	Secondary	College	Private
1	Cannon Park Primary School Ofsted Rating: Good Pupils: 204 Distance:0.11	☐	☒	☐	☐	☐
2	Bishop Ullathorne Catholic School Ofsted Rating: Good Pupils: 1140 Distance:0.44	☐	☐	☒	☐	☐
3	Finham Park School Ofsted Rating: Outstanding Pupils: 1711 Distance:0.72	☐	☐	☒	☐	☐
4	Stivichall Primary School Ofsted Rating: Good Pupils: 534 Distance:0.77	☐	☒	☐	☐	☐
5	Grange Farm Primary School Ofsted Rating: Good Pupils: 421 Distance:1.07	☐	☒	☐	☐	☐
6	WMG Academy for Young Engineers Ofsted Rating: Good Pupils: 504 Distance:1.18	☐	☐	☒	☐	☐
7	The Westwood Academy Ofsted Rating: Requires improvement Pupils: 915 Distance:1.18	☐	☐	☒	☐	☐
8	Finham Primary School Ofsted Rating: Good Pupils: 463 Distance:1.22	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	The National Mathematics and Science College Ofsted Rating: Not Rated Pupils: 137 Distance:1.29	☐	☐	☒	☐	☐
10	Charter Academy Ofsted Rating: Good Pupils: 344 Distance:1.31	☐	☒	☐	☐	☐
11	Earlsdon Primary School Ofsted Rating: Good Pupils: 423 Distance:1.32	☐	☒	☐	☐	☐
12	St Thomas More Catholic Primary School Ofsted Rating: Good Pupils: 317 Distance:1.52	☐	☒	☐	☐	☐
13	Hearsall Community Academy Ofsted Rating: Good Pupils: 466 Distance:1.56	☐	☒	☐	☐	☐
14	Finham Park 2 Ofsted Rating: Good Pupils: 711 Distance:1.57	☐	☐	☒	☐	☐
15	All Souls' Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:1.58	☐	☒	☐	☐	☐
16	Manor Park Primary School Ofsted Rating: Good Pupils: 727 Distance:1.59	☐	☒	☐	☐	☐

Local Area

Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

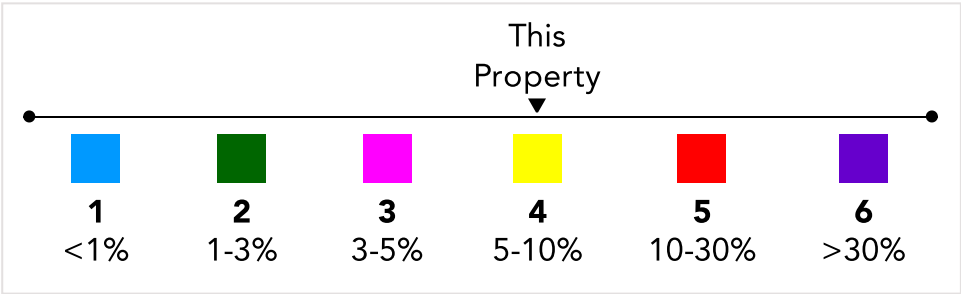
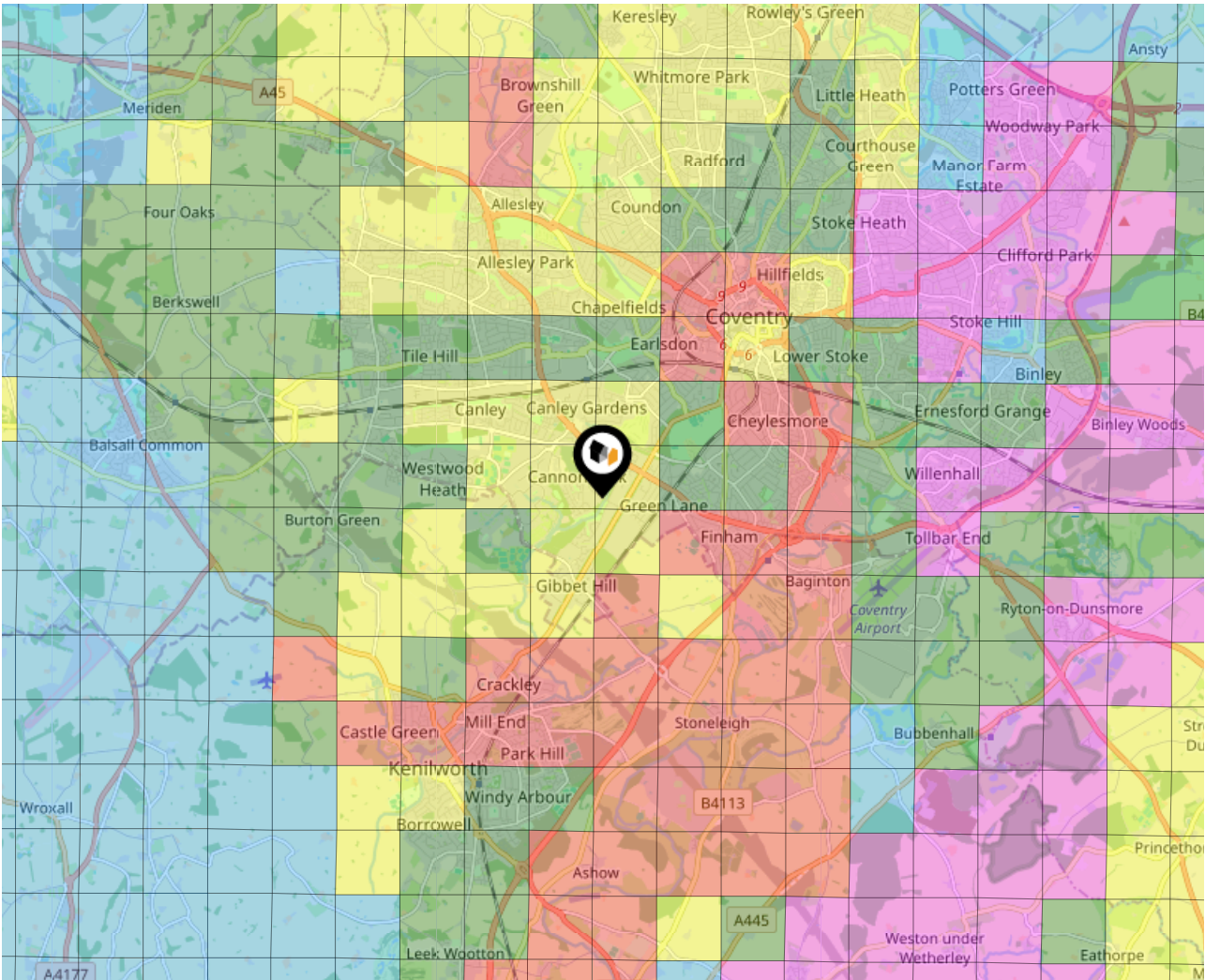
Environment

Radon Gas

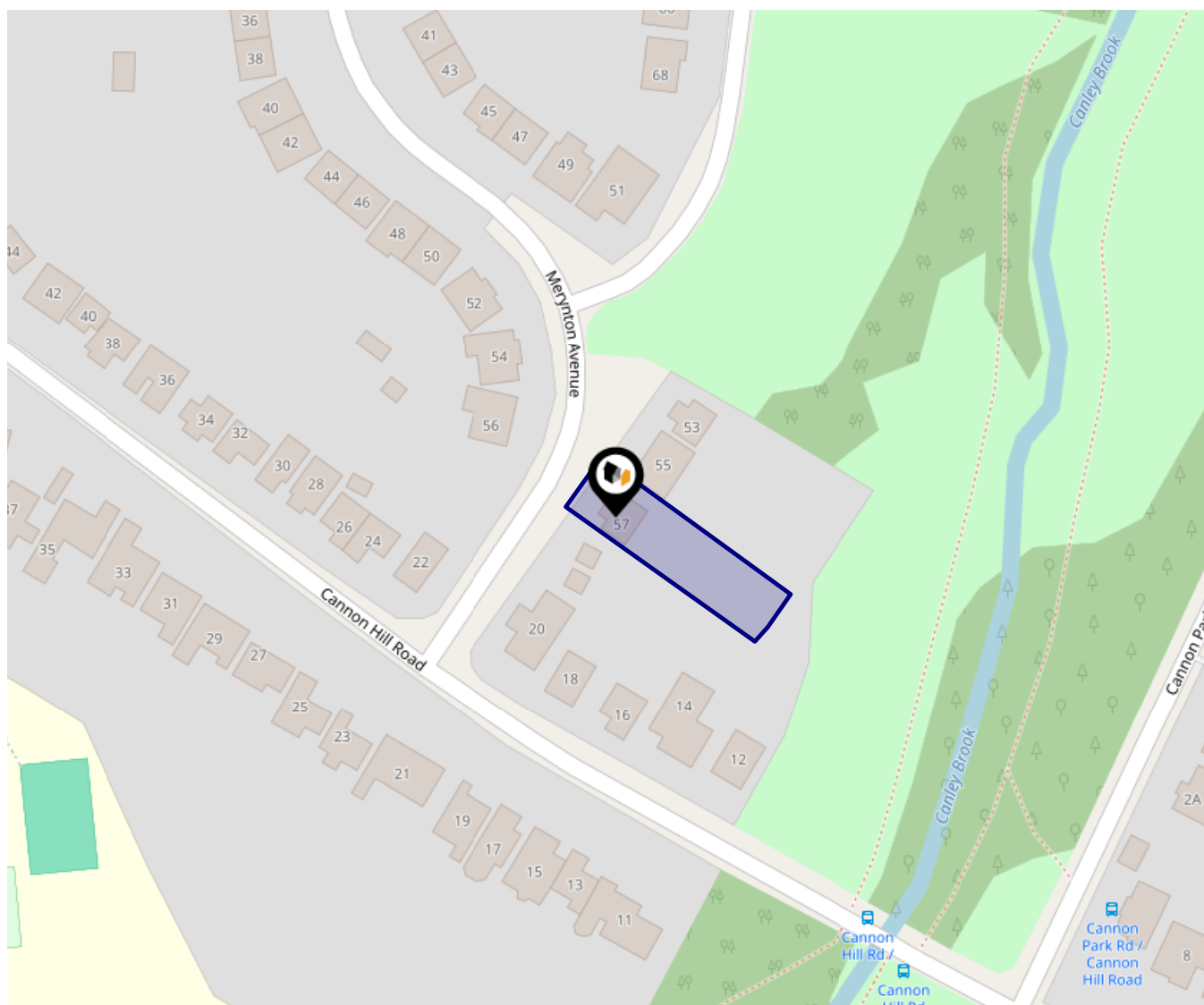


What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



Local Area Road Noise



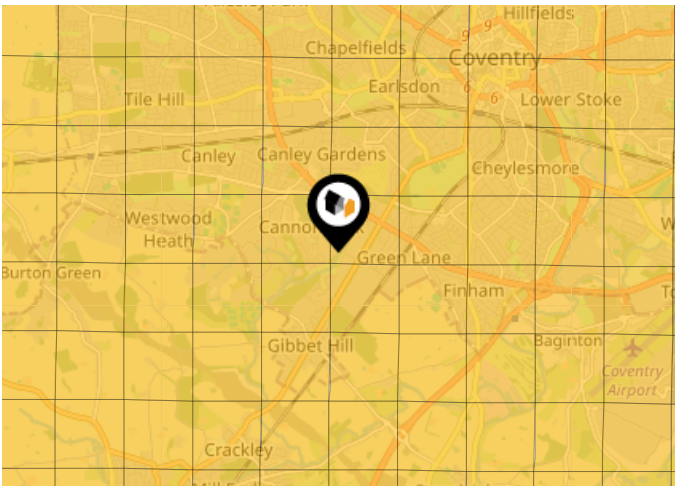
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAYEY LOAM TO SANDY
Parent Material Grain:	ARGILLIC - ARENACEOUS		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	INTERMEDIATE-SHALLOW

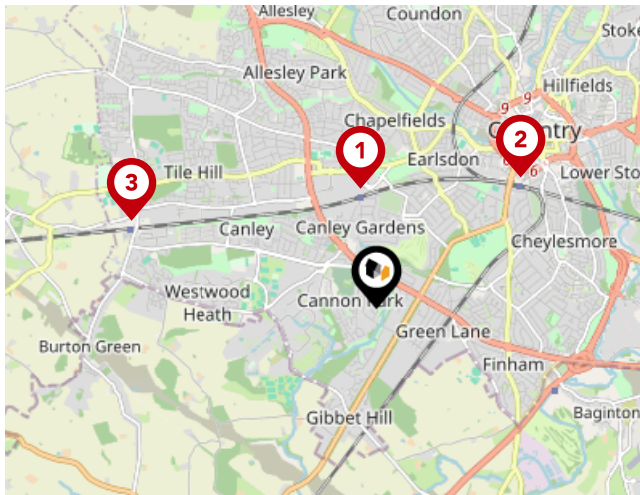


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

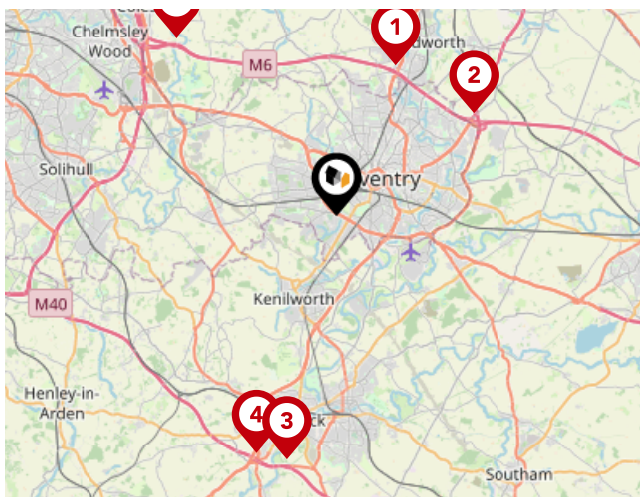
Area

Transport (National)



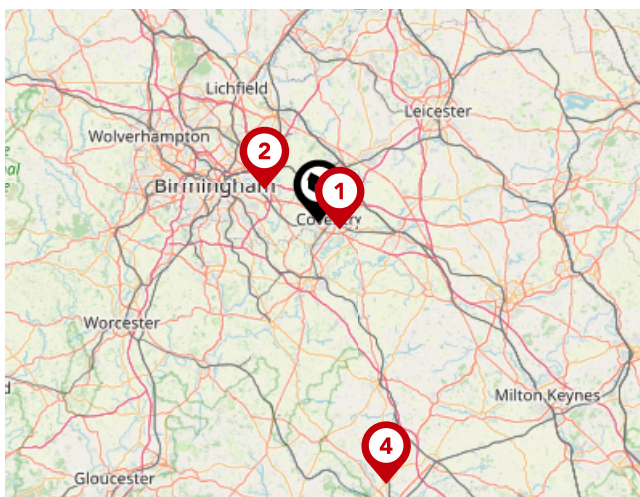
National Rail Stations

Pin	Name	Distance
	Canley Rail Station	1.09 miles
	Coventry Rail Station	1.77 miles
	Tile Hill Rail Station	2.35 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M6 J3	5.89 miles
	M6 J2	6.22 miles
	M40 J14	8.97 miles
	M40 J15	9.03 miles
	M6 J3A	8.71 miles

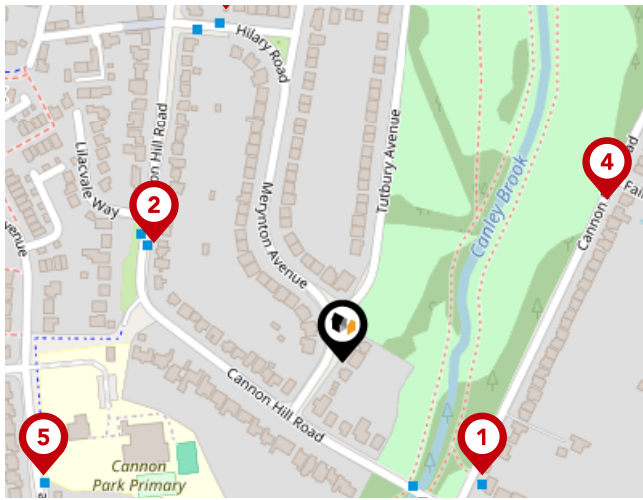


Airports/Helipads

Pin	Name	Distance
	Baginton	3.13 miles
	Birmingham Airport	9.23 miles
	East Mids Airport	31.93 miles
	Kidlington	39.35 miles

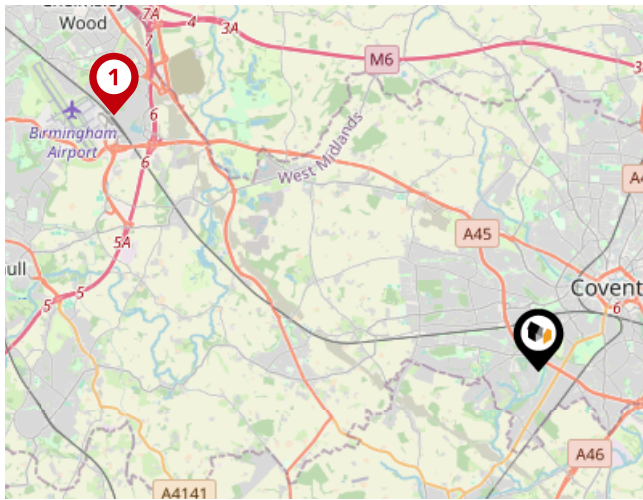
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
	Cannon Hill Road	0.1 miles
	Lilacvale Way	0.13 miles
	Merynton Avenue	0.21 miles
	Fairlands Park	0.18 miles
	Old Mill Avenue	0.18 miles



Local Connections

Pin	Name	Distance
	Birmingham Intl Rail Station (Air-Rail Link)	8.95 miles

Walmsley's The Way to Move

Testimonials



Testimonial 1



"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

Testimonial 2



"A pleasure to deal with." - LinkedIn

Testimonial 3



"Great photography and video." - LinkedIn

Testimonial 4



"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



/walmsleysthewaytomove



/walmsleysthewaytomove/



/walmsleysthewaytomove



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Walmsley's The Way to Move and therefore no warranties can be given as to their good working order.

Walmsley's The Way to Move

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk

